



UP Estates



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**4 Bedroom House - Terraced**  
**located on Burroughs Close,**  
**Coventry**  
**£300,000**

**UP Estates**



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**\*\* NO FORWARD CHAIN - IMMACULATEDLY PRESENTED FOUR BEDROOM FAMILY HOME - WC, UTILITY, ENSUITE & BATHROOM - BEAUTIFUL SOUTH FACING GARDEN WITH STORAGE - OVERLOOKING GREEN SPACE \*\*** This is a fantastic opportunity to purchase a deceptively spacious four bedroom family home overlooking green to the front aspect, with no forward chain! Viewing is essential to appreciate the quality and space this property has to offer, very briefly comprising of; driveway, entrance hall, dining room, kitchen/breakfast room, utility, WC and beautiful south facing garden to the rear aspect with storage shed, all to the ground floor. On the first floor off of the landing is the family lounge diner, boasting two Juliet balconies allowing views over the green to the front aspect. Bedroom one with ensuite shower room completes this floor. On the second floor are three further spacious bedrooms, and the family bathroom. There are two cupboard off of the landings, and the loft is boarded with light and ladder for further storage. Call now to secure a viewing!

£300,000

- NO FORWARD CHAIN
- FOUR BEDROOM FAMILY HOME
- BEAUTIFUL SOUTH FACING GARDEN
- JULIET BALCONIES OVERLOOKING GREEN SPACE
- DINING ROOM AND SPACIOUS LOUNGE
- WC, UTILITY, ENSUITE & BATHROOM





### **IMPORTANT NOTE TO PURCHASERS**

Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.

While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested by us, and no guarantee is given regarding their condition or functionality.

All measurements are approximate and intended



as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.



All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.



Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Burroughs Close, Coventry





Total Area: 101.7 m<sup>2</sup> ... 1095 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only

## CONTACT

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